

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019080071

Project Title: Bridle Gate Project

Lead Agency: City of Brentwood Community Development Department
Street Address: 150 City Park Way
City: Brentwood Zip: 94513
Contact Person: Erik Nolthenius, Planning Manager
Phone: (925) 516-5137
County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Brentwood
Cross Streets: Old Sand Creek Road and State Route 4 Zip Code: 94513
Lat./Long: 37 56 29.1 N / 121 44 36.7 W Total Acres: 137.3
Assessor's Parcel No.: 019-082-007, 019-110-050, 019-110-051, and 019-110-076 Section: 10 Twp: 1N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: State Route 4 Waterways: Sand Creek
Airports: None Railways: Union Pacific Railroad
Schools: Golden Hills Christian, Pioneer Elementary, Heritage Baptist Academy, Diablo Vista Elementary, Dozier-Libbey Medical High School, Carmen Dragon Elementary

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Design Review, Development Agreement

Development Type:

[x] Residential: Units 510 Acres Employees
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 19.59 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[x] Educational Elementary school (11.35-acre parcel) or 63 residences
[x] Recreational 4.3 acres park
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

[] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [x] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[] Biological Resources [x] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Drainage/Absorption [] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [] Toxic/Hazardous [x] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: Sand Creek flows west to east through the northern portion of the project site. The remainder of the project site is currently vacant. The site is designated Regional Commercial (RC), Residential-Low Density (R-LD), Permanent Open Space (P-OS), and Park (P) per the City's General Plan and is zoned Planned Development No. 36 (PD-36).

Project Description: The proposed project would include subdivision of the site for development of 252 single-family homes and associated improvements within the southern portion of the site, as well as a 258-unit apartment complex in the northwest portion of the site, 19.59 acres of future commercial development north of the Sand Creek Road portion of the site, and dedication of 4.3 acres of land to the City of Brentwood for use as public parks. In addition, the project includes an 11.35-acre section of the site to be developed as an elementary school, or, alternatively if the school development does not proceed, as a residential development with 63 single-family units. The proposed project would also include water, sewer, and stormwater utility improvements.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> CDFW Region # <u>3</u> | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Cal Fire | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date June 1, 2020 Ending Date July 15, 2020

City of Brentwood, Community
Lead Agency: Development Department **Applicant:** Discovery Builders, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: 4061 Port Chicago Highway
 Address: 1501 Sports Drive, Suite A City/State/Zip: Concord, CA 94524
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 671-7711
 Contact: Rod Stinson
 Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.